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Press Release

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Start of Construction for DPL Malaysia III

■A large-scale logistics facility boasting the largest gross floor area ever constructed by Daiwa House overseas

Daiwa House Industry Co., Ltd. (Head Office: Osaka; President and CEO: Keiichi Yoshii; hereinafter “the Company”) is pleased to announce that we will begin construction for DPL Malaysia III, a large-scale multi-tenant logistics facility*¹ in Selangor, Malaysia. Representing our third project of this type in Malaysia, construction for DPL Malaysia III (3 floors above ground with a site area of 60,742 m², a gross floor area of 156,292 m²*², and a rentable area of 114,122m²) is scheduled to begin on October 1, 2022.

Furthermore, DPL Malaysia III will become the large-scale logistics facility to boast the largest gross floor area ever constructed by the Company overseas.

*1. Logistics facility able to accommodate multiple tenants.

*2. Equivalent to roughly three times the size of the Tokyo Dome.



DPL Malaysia III Exterior Concept Image

During the period of our 7th Medium-Term Management Plan (April 2022 to March 2027), the Daiwa House Group is striving for growth in our Logistics Business & Corporate Facilities Business by supporting the global strategies of Japanese companies.

In Malaysia, we have responded to diversifying logistics facility needs by launching multiple construction projects. In January 2019, we started construction on D Project Malaysia I (completed in August 2020 with a site area of 30,379 m² and a gross floor area of 17,660 m²). And in September of 2020, we started construction on D Project Malaysia II (completed in October 2021 with a site area of 28,660 m² and a gross floor area of 19,966 m²). The popularity of both these projects was so high among customers, both facilities were fully rented out prior to the completion of construction. In light of this market response, we decided to develop DPL Malaysia III.

DPL Malaysia III will be built on the site adjacent to D Project Malaysia I and II. The site is located approximately 27 km to the southwest of central Kuala Lumpur, approximately 40 km to the north of Kuala Lumpur International, and is in an area lined with factories and logistics facilities in Shah Alam.

●Features

- 1. Large-scale multi-tenant logistics facility boasting the largest gross floor area ever constructed by the Company overseas
- 2. Development of a logistics facility in a location with easy access to sea and air transportation, and that is close to the consumer hot spot Kuala Lumpur

1. Large-scale multi-tenant logistics facility boasting the largest gross floor area ever constructed by the Company overseas

In Malaysia, e-commerce business sales increased from roughly MYR 675.4 billion (approximately ¥20 trillion) in FY2019 to nearly MYR 1.09 trillion (approximately ¥34 trillion)*³ in FY2021, an increase of approximately 70% compared to FY2019. And due to increased demand driven by COVID-19 and other factors, the need for logistics facilities is increasing.

The facility boasts the largest gross floor area (156,292 m²) the Company has ever constructed overseas. The large, three-floor multi-tenant logistics facility will feature with a rampway for the types of vehicles used by e-commerce companies, food wholesalers, retailers, and other types of tenants expected to occupy this facility. Allowing for a maximum of 12 tenants*⁴, an office can also be set up in each zone. Additionally, the facility provides an indoor parking lot for smooth access to each zone, enabling safe and convenient movement between each section.

*3. Data from the Malaysia Investment Development Authority

*4. One zone: 6,432 m² to 11,849 m²

2. Development of a logistics facility in a location with easy access to sea and air transportation, and that is close to the consumer hot spot Kuala Lumpur

DPL Malaysia III is located approximately 3.5 km from the Kota Kemuning Interchange and approximately 27 km to the southwest of central Kuala Lumpur. As a base for users of e-commerce from Kuala Lumpur and B2B deliveries to commercial facilities in the city, the facility is positioned in a location with easy access to consumer areas. The facility is also located roughly 24 km to the east of Port Klang and approximately 40 km to the north of Kuala Lumpur International, which boast the largest container handling volume in Malaysia. This location provides easy access the region’s gateways to the sea and the sky.

<Main Facilities and Specifications> (planned)
Offices (each parcel), LED lighting throughout each building, solar power generation equipment, outlets for forklift charging and dock levelers* ⁵
*5: Devices that adjust the height when loading and unloading packages



Location Map

■Future

The Company is working to attract both Japanese companies and companies from around the world that are considering logistics facilities overseas and plans to expand the development of logistics facilities tailored to the needs of the customers. This will be done by combining the management resources (expertise on due diligence, design, construction, and building management and operation) possessed by the Daiwa House Group.

■Overview of the Building

Project name	「DPL Malaysia III」
Address	Lot 22203, Jalan 33/52, Section 33, 40450 Shah Alam, Selangor, Malaysia
Transportation	Approx. 3.5 km from the Kota Kemuning Interchange Approx. 27 km to the southwest of central Kuala Lumpur Approx. 24 km to the east of Port Klang Approx. 40 km to the north of Kuala Lumpur International
Building use	Multi-tenant logistics facility
Operator and management company	Daiwa House Malaysia Logistic Sdn.Bhd
Architect	Arkitek IPPM Sdn. Bhd.
General Contractor	SLG Construction Sdn. Bhd.
Structure and number of floors	Reinforced concrete construction (partial steel construction), 3 floors Effective height: 12 m on each floor, floor load: 3.0t/m ² (1.5t/m ² in some areas) Width: 276 m, Length: 1st floor 123 m, 2nd and 3rd floor 108 m
Total project cost	Approx. 17 billion yen
Site area	Approx. 60,740 m ²
Gross floor area	Approx. 156,291 m ²
Rentable area	Approx. 114,122 m ²
Number of tenants	12 tenants
Start of construction	October 1, 2022
Completion (planned)	January 31, 2025
Move-in (planned)	February 1, 2025
Customer inquiries	General Construction Division, Tokyo Head Branch, Daiwa House Industry Co., Ltd. Staff in charge: Tetsuhira Sato +81-3-5214-2200 Daiwa House Malaysia Logistic Sdn.Bhd. Staff in charge: Yohei Jimichi +60-12-436-3491 Staff in charge: Seiji Iwasaki +60-10-892-5011 e-mail : info@daiwahouse.com.my (Japanese and English language OK)

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